

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

Case #: 126-R-02

Date: 10/22/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Please provide a utility design for serving these proposed townhomes.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

Case #: 126-R-02

Date: 10/22/02

Comments:

1. Show hydrant location and provide a flow test.
2. Fire sprinkler system required as per 903 FBC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

Case #: 126-R-02

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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

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Date: 10/22/02

Comments:

1. Provide a separate list of the existing trees and palms on site to be removed. Be sure and include the calculations for their "equivalent replacement".
2. Make sure the tree and palm planting conforms to the FPL guidelines for planting in the vicinity of powerlines.
3. Add rain sensor requirement to irrigation note.
4. Verify that there are no "sight triangle" problems. There can be no plant material between 30" and 8' ht. in the 25' sight triangle that obstructs visibility.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

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Comments: Site plan level II / 7 unit townhouse development

1. This is a new use and must meet all current code requirements.
2. Indicate the zoning of all adjacent properties on the site plan.
3. Indicate the location of the air conditioning units on the site plan.
4. Show the location of the trash receptacles on the site plan.
5. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
6. Show the property line on the elevation drawings. Show the line indicating the one for one setback above 22 feet in height on the elevation drawing.
7. The height is incorrectly calculated from finished floor instead of grade.
8. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
9. Additional Comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

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Comments:

1. Setbacks for the front entrances of units 2,3,4 and 5 should be well-lit and protected with decorative wrought iron security gating.
2. Impact- resistant material should be used on all glass areas.
3. All units should be equipped with a perimeter alarm system, glass- breaking sensor system, panic and fire alarm.

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Coral Ridge, LLC/
Bella Vista at Coral Ridge

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Date: 10/22/02

Comments:

1. Provide a narrative outlining compliance with section 47-18.33 section by section.
2. Show location of all mechanical equipment on site plan pursuant to section 47-19.2.S.
3. Provide a data table with setback required and proposed and the 2,000 sf of lot area per unit.
4. Building height as depicted is incorrect. See define of grade and building in section 47-2.
5. Provide graphic depicting height from grade at side yard setback pursuant to the requirements in section 47-18.33.B.d.
6. Additional comment may be forthcoming at DRC meeting.